

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 4-Z-04-RZ **Related File Number:**
Application Filed: 3/5/2004 **Date of Revision:**
Applicant: PAUL KRONAU, COUNCIL PRESIDENT, MESSIAH LUTHERAN CHURCH
Owner:

PROPERTY INFORMATION

General Location: South side Kingston Pike, west side Golf Club Rd.
Other Parcel Info.:
Tax ID Number: 120 E A 011 OTHER: (PART ZONED C-4) **Jurisdiction:** City
Size of Tract: 3.5 acres
Accessibility: Access is via Kingston Pike, a five lane, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Church with day care facility **Density:**
Sector Plan: West City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This church site is within the C-3 and C-4 commercial corridor along both sides of Kingston Pike in this area.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8900 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) zoning

Staff Recomm. (Full): C-3 zoning is consistent with other commercial zoning noted along Kingston Pike in this area. The sector plan proposes commercial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The C-3 zoning allows the existing church and related uses, including a day care facility, and is compatible with the scale and intensity of the surrounding commercial, office and residential development, and C-3, C-4 and R-1 zoning pattern.
2. C-3 zoning will allow commercial development of the property that is in character with the access and public infrastructure available to serve the site.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer are available to serve the site.
2. The proposed C-3 zoning allows the existing church use and proposed day care facility on the property.
3. The C-3 zoning would not adversely impact adjoining residential properties, but would bring the proposed use into conformance with the Knoxville City Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. C-3 zoning is consistent with the commercial use proposed for this site by the One Year Plan and the West City Sector Plan.
2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knoxville City Council for action on May 11 and 25, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

MPC Action: Approved MPC Meeting Date: 4/8/2004

Details of MPC action:

Summary of MPC action: APPROVE C-3 (General Commercial)

Date of MPC Approval: 4/8/2004 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 5/11/2004 Date of Legislative Action, Second Reading: 5/25/2004

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: